



### PROPERTY HIGHLIGHTS

- ❖ Westvale Plaza is a community retail center surrounded by densely populated and well-established neighborhoods on Syracuse West Side
- ❖ Anchor Tenants: Planet Fitness, Thrifty Shopper, European Specialties Market, Family Dollar, Geddes Federal Savings & O'Reilly Auto Parts
- ❖ Restaurant Tenants: Plaza Grande Mexican Restaurant & Cantina, Fish Cove, China Pavilion, Baghdad Restaurant, and Infinite Nutrition.
- ❖ Now Available: 983± SF & 1,991± SF inline  
53,269± SF anchor position - subdividable

### KEY FEATURES

- 184,393± SF GLA with 646± car parking
- 5-mile trade area has 207,673 population
- Inline storefronts, restaurants and anchor position for lease

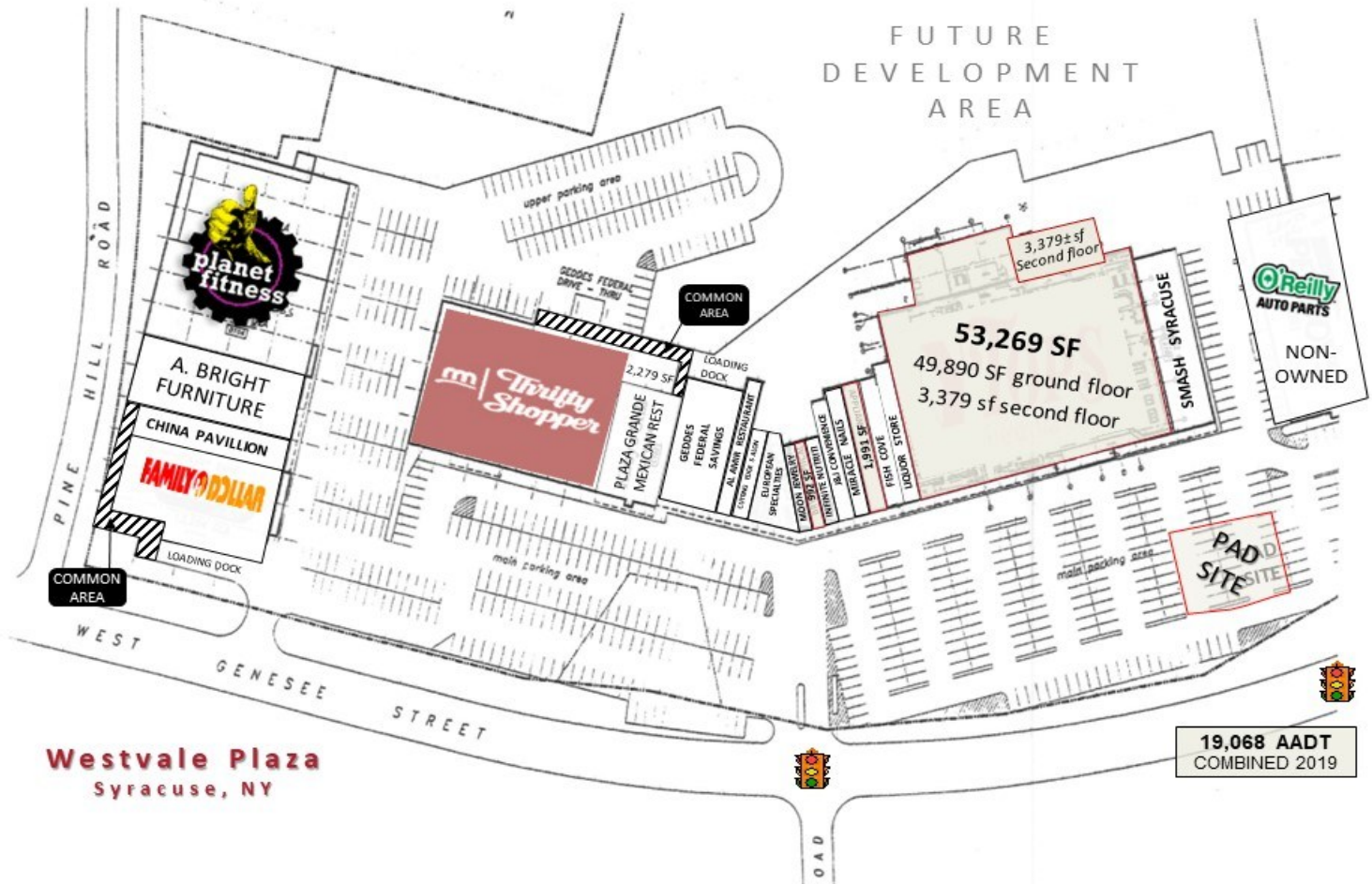
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**SPACES FOR LEASE**

SF Size	Dimensions	Position	Suite #
53,269± SF	255' X 174'	anchor	2120
1,991± SF	16' X 120' ±	inline	2132
983± SF	11' 10" X 90' ±	inline	2138
Lease Rates:		\$13.00 SF inline shops / anchor space \$6.00 SF	
N-N-N		\$ 4.20± SF current estimated	

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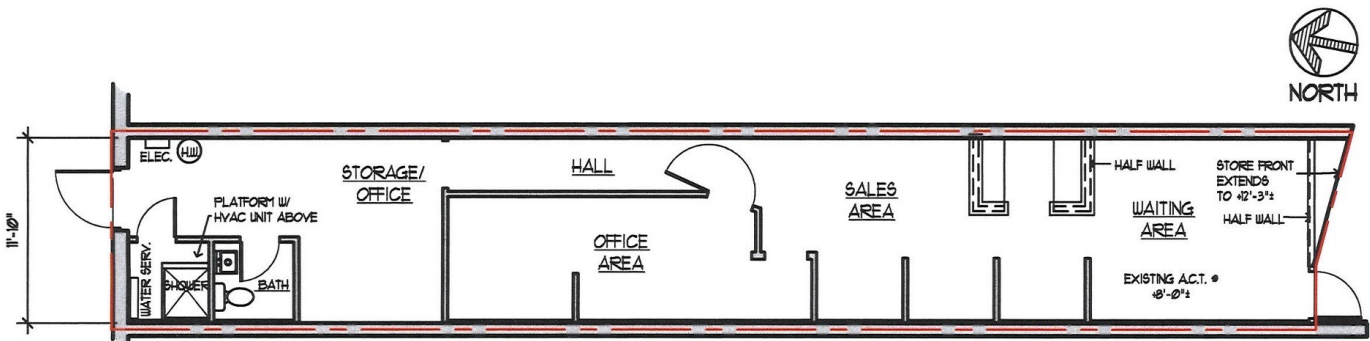


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AREA = 983 SF.

SUITE 2138 AREA = 983 SF



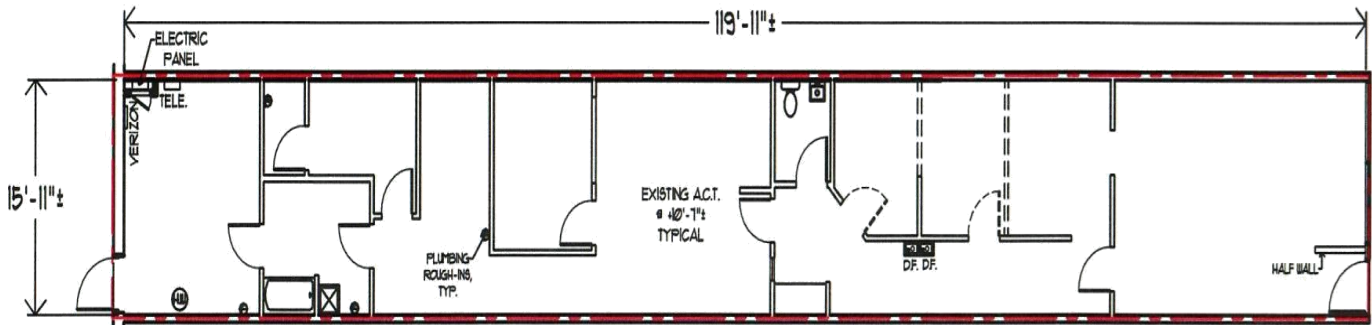
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**SUITE 2132 AREA = 1,991 SF**



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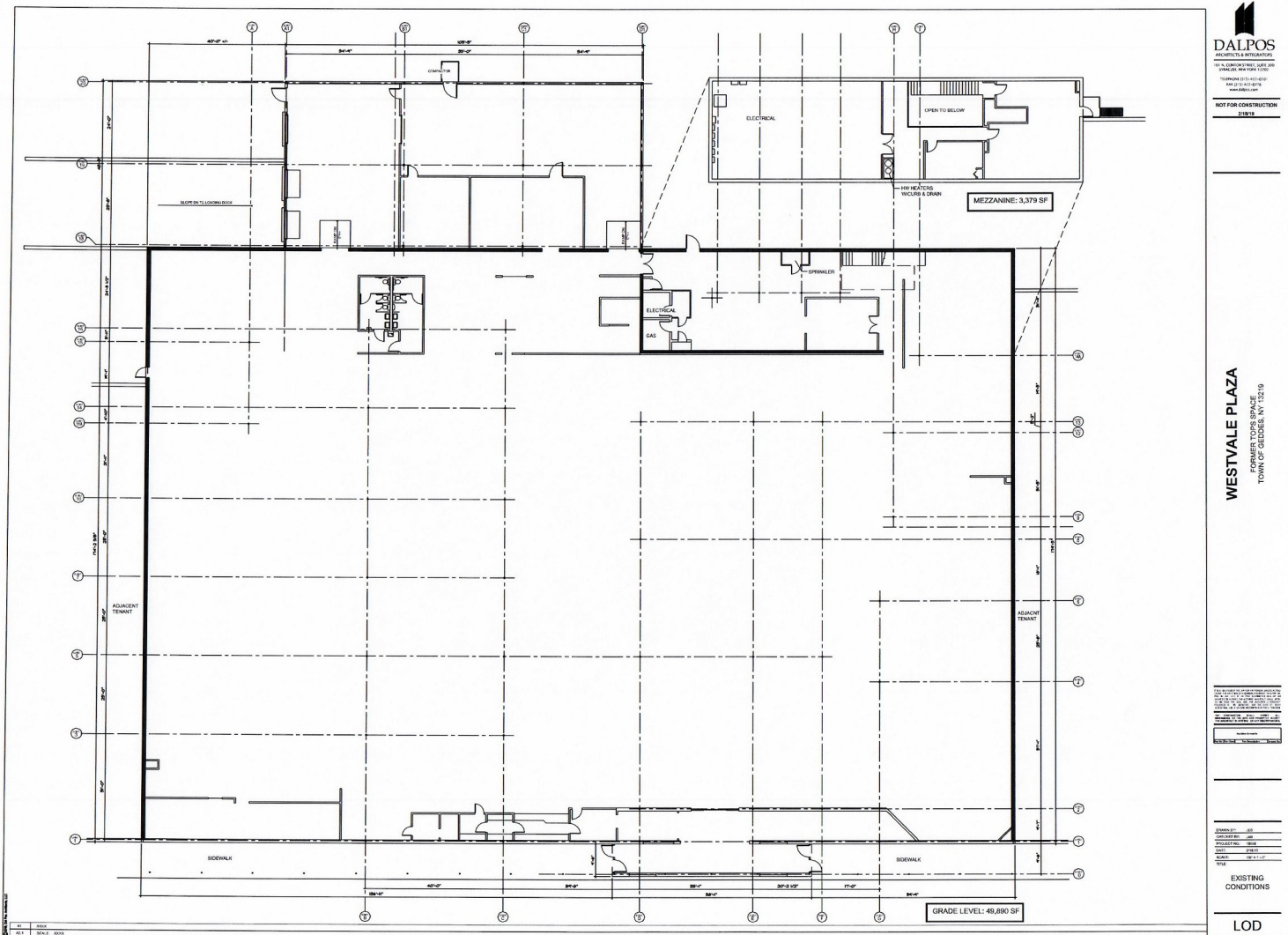
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**EXISTING LAYOUT OF FORMER TOPS GROCERY STORE**



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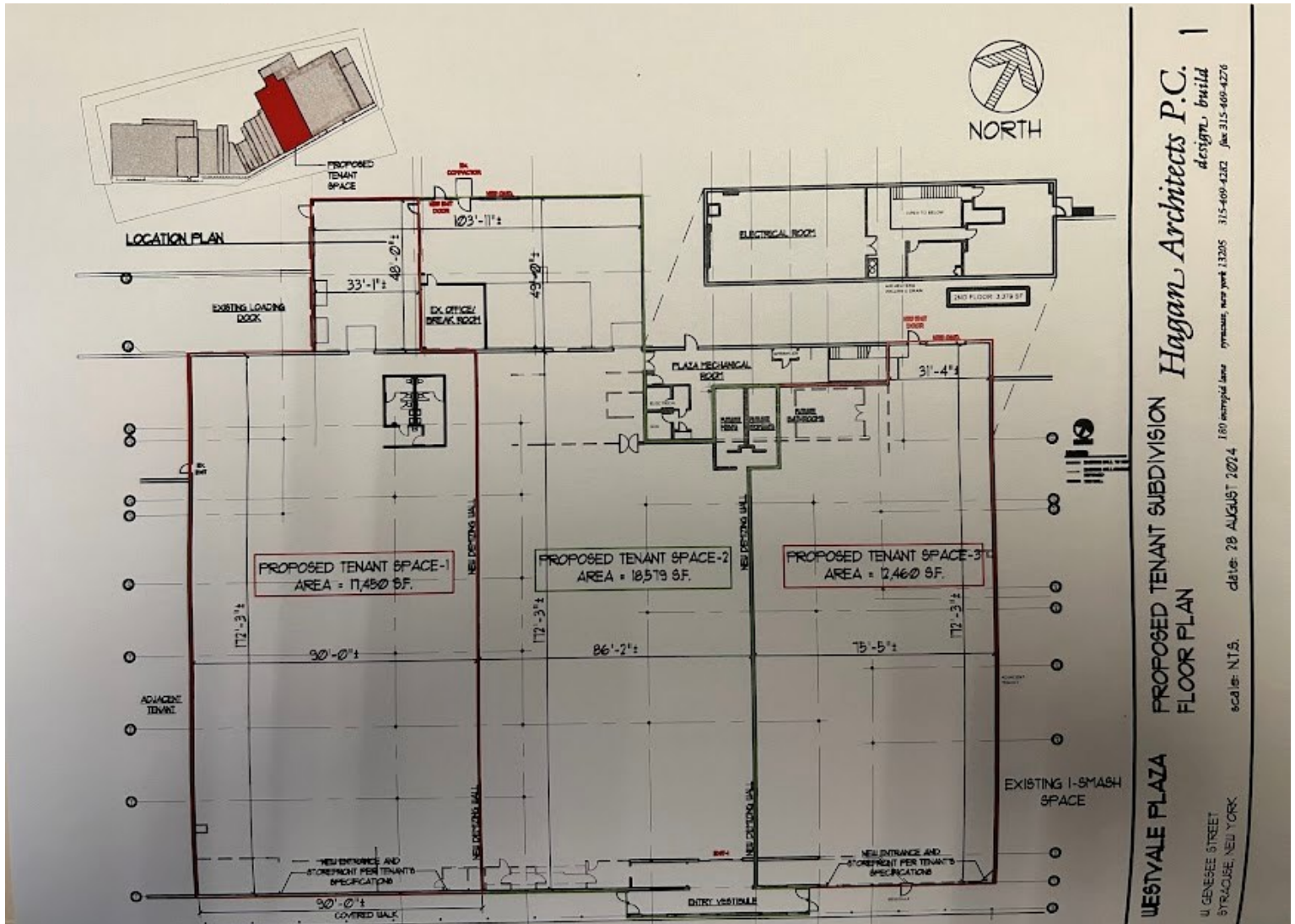


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**CONCEPTUAL SUBDIVIDE OF FORMER GROCERY STORE**



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**FOR LEASE | RETAIL SPACE**

# Westvale Plaza

2102-2214 & 2318 W. Genesee St., Syracuse NY 13219

## DEMOGRAPHICS

By Radius	1 Mile	3 Mile	5 Mile
Population	13,814	80,779	207,673
Households	6,052	33,085	83,542
Families	2,884	19,298	46,714
Median HH Income	\$54,047	\$45,029	\$47,615
Businesses	290	4,198	7,897
Employees	3,760	71,666	153,245

SOURCE: ESRI Report 8/30/2022

## LATITUDE

43.04790

## LONGITUDE

-76.20053

## TRAFFIC

Roadway	Volume Count
NYS Route 5	15,100 AADT

SOURCE: ESRI Report 8/30/2018



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**FOR LEASE | RETAIL SPACE**

## Westvale Plaza

2102-2214 & 2318 W. Genesee St., Syracuse NY 13219

### PROPERTY OVERVIEW

Common Name:	Westvale Plaza
Legal Address:	2102–2214 & 2318 W. Genesee Street (Route 5) Syracuse NY 13219
Municipal Jurisdictions:	Village of Solvay / Town of Geddes / County of Onondaga
Zoning:	Commercial (C) Solvay
Nearest Cross Streets:	Fay Road and Charles Ave / City of Syracuse line
Proximity to Highway:	1.5± miles from Routes 690, I-81 & I-90
Public Transportation Access:	Located on bus line
Parcel Size / Frontage:	13.85± acres / 1,108'± road frontage
Parking Spaces:	646± surface lots
Year Built / Last Renovated:	1950 & 1970 / 2016
Total Building Area:	184,393± SF
Available Spaces:	983± SF, 1,991± SF inline & 53,269± SF anchor
HVAC:	Rooftop units
Sprinkler System:	Yes - wet
Utilities:	Gas, sewer, water, Solvay Electric & cable/Wi-Fi
Signage:	Storefront & pylon
Ceiling Height:	13'± in anchor box / Varied in other spaces
Loading Facilities:	2-bay dock well with drive-in door at anchor space
Lease Rate:	\$14.00 SF - small shops & inline \$8.00 SF entire anchor space 'as is' condition
Lease Type:	N-N-N
CAM/INS/TAXES:	\$ 4.20± SF estimated

❖ Anchor space is subdividable down to 10,000± SF

❖ Development parcels available behind plaza in upper and lower levels

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